

MINUTES  
PLANNING COMMISSION  
DECEMBER 9, 2014 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

Acting Chairman Pritchard called the meeting to order at 7:08 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane, Munn, Steinfeld  
Alternate members present: Fitzgerald, Tarbox, Zod  
Absent: Sherrard  
Staff present: Jones, Glemboski, Silsby

Acting Chairman Pritchard appointed Tarbox to sit for Sherrard and Steinfeld to sit as Acting Secretary.

II. APPROVAL OF THE FOLLOWING MINUTES OF November 19, 2014

MOTION: To adopt the Planning Commission minutes of November 19, 2014, as amended.

Motion made by Steinfeld, seconded by Munn, so voted unanimously

III. PUBLIC COMMUNICATIONS – None.

IV. SITE PLANS

1. Wal-Mart Expansion, 150 Gold Star Hwy, (SIT 11-02) – Request for Start of Construction Extension (2-year request)

Attorney Meaghan Ehrhard with Hurwitz Sagarin Slossberg & Knuff, of Milford, CT was present for this request. She explained the request for a 2-year Start of Construction Extension until May 24, 2017.

Staff stated that the Wal-Mart Expansion application was approved on November 24, 2011. Under Connecticut State Statutes, the Wal-Mart site plan is valid until November 24, 2020. Staff reiterated why the applicant is requesting a 2-year Start of Construction Extension instead of the typical 1-year Start of Construction Extension.

MOTION: To approve a request for a Start of Construction Extension until May 24, 2017.

Motion made by Pritchard, seconded by Tarbox, so voted unanimously

2. LBI Commercial Park Building #4, 973 North Road, (SIT14-11)

Pat Lafayette of Development Solutions and Peter Legnos were present. Lafayette reviewed the map and the previously approved buildings. The applicant proposes to construct a 12 x 52 foot addition to the front of the previously approved building to house offices, mechanical and break rooms. Moving these uses out of the

main building allows for more efficient use for manufacturing. The addition eliminates six previously approved parking spaces. Lafayette explained the request to increase the number of shared parking stalls from 17 to 23. It was noted that the traffic pattern will remain the same and that there will not be an increased number of employees as a result of the building modification. Lafayette explained about drainage as Legnos noted that a detention basin would be built.

Inquiries were made about parking at different buildings. Staff stated that 18 spaces are required for Building 4 alone.

MOTION: To approve LBI Commercial Park Building #4 Modification, 973 North Road (SIT14-11), with the following modifications:

1. Technical items as raised by staff shall be addressed.

The Commission notes that 23 parking spaces will be shared as the existing employees will be working in both the existing and proposed buildings.

Motion made by Pritchard, seconded by Steinfeld, so voted unanimously

V. OLD BUSINESS

1. Subdivision Regulation Amendments – No action was taken.
2. Plan of Conservation and Development - Planning Commission Workshop Update

The POCD review is complete. The Commission will begin to review the Municipal Coastal Program (MCP) update at its February 10, 2015 meeting.

VI. NEW BUSINESS

1. Report of Commission – None.
2. New Applications – None.

VII. REPORT OF CHAIRMAN

VIII. REPORT OF STAFF – None.

IX. ADJOURNMENT

Motion to adjourn at 7:40 p.m. was made by Tarbox, seconded by Kane, so voted unanimously.

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Margil Steinfeld, Acting Secretary  
Planning Commission

Prepared by Robin Silsby  
Office Assistant II